This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-2628
Asset # 5800803

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 16th day of December, 2011.

Notary Public
My Commission Expires: 3/3/15
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mary L. Hernandez & Rebecca Scruggs	NEW OWNER	069 11 0 043.00
54 Valeria Street		
Nashville TN 37210		

BILL GARRETT, Davidson County
Trans:T20110080052 DEEDWARRSP
Recvd: 12/19/11 10:39 2 pgs
Fees:13.00 Taxes:185.00
20111219-0098613

SPECIAL WARRANTY DEED
(Corporation)

Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20050907-0107449, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Mary L. Hernandez and Rebecca Scruggs, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

A tract on parcel of land located in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described according to a survey by T.R. Sanford, Surveyor, January 7, 1955, as follows:

Beginning at a spike in the center line of Hydes Ferry Turnpike, at the northwest corner of the mouth of a 20 foot roadway, formerly the northwest corner of the colored school house property; thence north 42 degrees 25 minutes east 318.8 feet to an iron pin in a fence line; thence north 47 degrees west 172 feet to an iron pin in the east line of M.D. Kennedy; formerly property belonging to Cockrill Finegan Realty Company; thence along a fence line South 42 degrees 07 minutes West 318.8 feet to a spike in the center line of Hydes Ferry Turnpile; thence with the center line of aid Pike South 47 degrees east 170 feet to the point of beginning.

The above described property is conveyed subject to a right of way for the Hydes Ferry Turnpike and any rights acquired by others for 20 foot private roadway to the H.D. Fyke property which roadway runs along the southeasterly line of the subject property.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed for record on 03/01/2010 as instrument 20100301-0015017.

Commonly known as: 4024 Ashland City Highway, Nashville, TN 37218

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 2 day of November 2011.

Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

BY: _____

ITS: Charlotte Elliott VP

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Charlotte Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the VP of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 2 day of November 2011.

Cynthia Partida Valtierra
Notary Public

My commission expires:

6-4-15

(Seal)

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2015